

Our ref: 2024/1438/P
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Toby Andrews
Technical Director - EIA
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Date: 27th October 2024

Dear Mr Andrews,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (as amended in 2018 and 2020)**

RE: Juniper Crescent – Request for EIA Scoping Opinion

The applicant made a request to the Local Planning Authority for an EIA Scoping Opinion in respect of a an EIA Scoping Report which they commissioned and was prepared by RPS (April 2024). The EIA scoping report was to help inform the content of an Environmental Statement relating to the comprehensive redevelopment of the above site to deliver an estate regeneration scheme. The proposed development involving the demolition of existing buildings on the site and the erection of five buildings ranging from 5-15 storeys to provide 475 new homes, including affordable housing, a community hub and the provision of landscaping. The request was received by the Council on the 10th of April 2024.

For completeness of records, please accept this letter as the Council's formal Scoping Opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), herein referred to as the 'EIA Regulations 2017'.

In adopting this Scoping Opinion, the Council confirms that it carried out consultation with relevant bodies (Regulation 15(4)) and had regard to:

- a) any information provided by the applicant about the proposed development;
- b) the specific characteristics of the particular development;
- c) the specific characteristics of development of the type concerned; and
- d) the environmental features likely to be significantly affected by the development (Regulation 15(6)).

The following consultees were consulted in preparing this scoping opinion:

- Thames Water
- Natural England
- Historic England
- Conservation + Heritage
- Designing Out Crime
- Public Open Space
- Environment Agency
- Environmental Services
- Trees & landscaping
- Nature Conservation & Biodiversity
- Air Quality
- LLFA
- Public health
- Economic development
- Urban design (if they would comment on the TVIA?)
- Transport
- TFL
- Environmental health (inc. pollution & contamination land)
- GLA
- GLAAS

The consultation responses received have been forwarded to the Council's independent assessor and are uploaded on the Council's website.

The Council's comments on the proposed scope of the Environmental Impact Assessment (EIA) and resultant Environmental Statement (ES), as detailed within the Scoping Report, are incorporated in the Buro Happold report. For clarity, comments have been provided on each relevant section of the scoping report. Buro Happold consider that the EIA Scoping Report meets the necessary regulatory requirements.

No objections have been received with regards the EIA Scoping opinion.

Yours faithfully



Bethany Cullen
 Head of Development Management
 London Borough of Camden